

039.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
829,800 / 829,800

USE VALUE:

829,800 / 829,800

ASSESSED:

829,800 / 829,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		REGIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BURKE JOHN J	
Owner 2: DAY JULIE	
Owner 3:	

Street 1: 7 REGIS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAHONEY WILLIAM D /ELIZABETH -

Owner 2: -

Street 1: 7 REGIS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Aluminum Exterior and 2136 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6480.000		435,600		1,000		393,200		829,800							
Total Card							0.149		435,600		1,000		393,200		829,800		Entered Lot Size					
Total Parcel							0.149		435,600		1,000		393,200		829,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		388.48		/Parcel: 388.4				Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID			USER DEFINED									
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date									039.0-0003-0011.0			Prior Id # 1: 25868									
2020	101	FV	435,600	1000	6,480.	393,200	829,800	829,800	Year End Roll			12/18/2019									
2019	101	FV	338,400	0	6,480.	356,400	694,800	694,800	Year End Roll			1/3/2019									
2018	101	FV	338,400	0	6,480.	337,900	676,300	676,300	Year End Roll			12/20/2017									
2017	101	FV	274,000	0	6,480.	294,900	568,900	568,900	Year End Roll			1/3/2017									
2016	101	FV	274,000	0	6,480.	251,900	525,900	525,900	Year End			1/4/2016									
2015	101	FV	253,400	0	6,480.	233,500	486,900	486,900	Year End Roll			12/11/2014									
2014	101	FV	253,400	0	6,480.	193,500	446,900	446,900	Year End Roll			12/16/2013									
2013	101	FV	253,400	0	6,480.	184,300	437,700	437,700				12/13/2012									

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Result	Date	By	Name							
11/3/2016	1357	Addition	125,000	O				raise rfadd 2nf fl	MEAS&NOTICE	10/31/2018	HS	Hanne S							
3/10/2008	227	Dormers	51,000			G9	GR FY09	ADD SHED DORMER	Measured	4/27/2009	163	PATRIOT							
									Meas/Inspect	2/18/2000	197	PATRIOT							
									AJS	8/17/1993									

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 5 - Cape	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Very Good	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:																																																																																																	
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:																																																																																																															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: Gray	View / Desir:	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1																																																																																																										
Kits: 1 Rating: Good	A Kits:	Fpl: 1 Rating: Average	WSFlue:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																			
Location:	Total Units:	Floor:	% Own:	Other																																																																																																														
Const Mod:	Lump Sum Adj:	Name:	Override:	Upper																																																																																																														
GENERAL INFORMATION				Lvl 2																																																																																																														
Grade: C+ - Average (+)	Year Blt: 1952	Eff Yr Blt:	Alt LUC:	Lvl 1																																																																																																														
Jurisdct: G18	Fact: .			Lower																																																																																																														
				Totals	RMS: 8	BRs: 3	Baths: 1	HB																																																																																																										
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	8	3																																																																																																						
Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	Total: 50%	Special:	Additions:					Kitchen:																																																																																																									
Bsmnt Flr: 12 - Concrete	Subfloor:		Override:	Baths:					Electric:																																																																																																									
Bsmnt Gar:	Electric: 3 - Typical			Plumbing:					Heating:																																																																																																									
Insulation: 2 - Typical	Int vs Ext: S			General:					Totals	1	8	3																																																																																																						
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air																																																																																																																	
# Heat Sys: 1	% Heated: 100	% AC: 100																																																																																																																
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:																																																																																																															
MOBILE HOME				Basic \$ / SQ: 105.00	Size Adj.: 1.08662677	Const Adj.: 0.98500049	Adj \$ / SQ: 112.384	Other Features: 108750	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																				
				LUC Factor: 1.00	Adj Total: 456619	Depreciation: 21004	Depreciated Total: 435615	Juris. Factor: 1.00	Before Depr: 123.62	Special Features: 0	Val/Su Net: 125.28	Final Total: 435600	Val/Su SzAd	181.14																																																																																																				
SPEC FEATURES/YARD ITEMS				PARCEL ID				039.0-0003-0011.0																																																																																																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
2	Frame Shed	D	Y	1 8X10	A	AV	2016		0.00	T	2.4	101																																																																																																						
19	Patio	D	Y	1 16X20	A	AV	2016		3.42	T	5	101			1,000		1,000																																																																																																	
More: N	Total Yard Items:	1,000		Total Special Features:			Total:	1,000																																																																																																										
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